



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

NOVEMBER 16, 2006

**PRESENT:** Hinkle, Martin, Maxey

**ABSENT:** Pyle

**LATE:** None

**STAFF:** Senior Planner (SP) Linder, and Senior Planner (SP) Tolentino

### REGULAR MEETING

Chairman Martin called the meeting to order at 7:05 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

### SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

### MINUTES:

#### NOVEMBER 16, 2006:

**BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE OCTOBER 19, 2006 MEETING.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: HINKLE, MARTIN, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: PYLE**

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**PUBLIC HEARING:**

- 1) **SITE REVIEW, SR-06-21: CHURCH-ALCINI:** A request for approval of site, architectural and landscape plan approval for 14 single family attached units and a .31 acre park to be located on a 1.6 acre site located on the west side of Church St., 80 ft. north of Bisceglia Ave.

**BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING CONDITION:**

1. The placement of the home proposed on lot 6 shall be adjusted so it will not encroach into the front setback.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: HINKLE, MARTIN, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: PYLE**

**BOARD MEMBER MARTIN STEPPED DOWN FOR ITEM 2.**

- 2) **SITE REVIEW AMENDMENT, SRA-05-12: COCHRANE-DINAPOLI/BROWMAN/ CHILI'S:** A request to amend the site, landscape and architectural plan approval for the construction of an approximate 6,400-sf building in the Cochrane Road PUD Shopping Center for a proposed Chili's Restaurant. The subject site is located at the northeast quadrant of Cochrane Road and Highway 101 in a Planned Unit Development (Highway Commercial) zoning district.

**BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING AMENDMENTS:**

1. Delete Other Conditions 2, 3 & 4.
2. Modify Other Condition 6 to allow applicant to return to staff for approval of architectural glaze masonry and other construction details.
3. Modify Other Condition 8 to eliminate the requirement that landscape plans be returned to the full Board for final review and approval, and require site furnishings and lighting details to be reviewed and approved by a Subcommittee of the Board.
4. Add new Other Condition 20 requiring all above ground utilities to be screened with evergreen landscape material to the satisfaction of the Planning Division.

**THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:**

**AYES: HINKLE, MAXEY**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: MARTIN, PYLE**

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**ANNOUNCEMENTS:**

NONE

**ADJOURNMENT:** Chair Martin adjourned the meeting at 8:10 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**